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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

37 Barnhill Gardens
Marlow, SL7 3HB

Asking Price £725,000
Freehold

37 Barnhill Gardens

Marlow

SL7 3HB

A Detached Three Bedroom Bungalow in a Pleasant Cul-de-Sac

- Requiring Modernisation with Scope for Improvement/Extension (STPP) Situated at the End of a Pleasant Cul-de-Sac
- Spacious Living Room & Separate Dining Room
- Fitted Kitchen
- Study/Guest Bedroom
- Main Bedroom with En Suite Bathroom
- Shower Room & Separate W.C.
- Two Further Bedrooms
- Fabulous Rear Garden
- Detached Garage & Separate Storage/Home Office the Rear
- Driveway Parking for Several Vehicles
- Walking Distance to the High Street
- **NO ONWARD CHAIN**



A fantastic opportunity to purchase this charming Three/Four Bedroom Bungalow located in a popular residential position situated at the far end of a pleasant cul-de-sac. Although requiring modernisation, the property has been well maintained and there is superb potential for extension/improvement (Subject to Planning Permission) to create a fabulous family home. The property is situated to the north of the town centre, within walking distance of the High Street and falling within catchment for the favoured Sir William Borlase and Great Marlow Secondary, along with Holy Trinity Infant & Junior schools.* Offered to the market with **NO ONWARD CHAIN**, early viewings are advised to avoid disappointment.

Accommodation

The property is approached through the front garden with large driveway - a leaded light glazed front door opens into the Hallway with storage cupboard. A large front aspect Bedroom has been fitted with a washbasin for convenience and the main Bedroom is of a substantial size with storage, large picture window and a door opening into the Rear Garden - there is a good size En Suite Bathroom. A Study/Guest Bedroom can be accessed via the main Bedroom and an Inner Hallway leads to a separate W.C. Further along the main Hallway is the third Bedroom with views to the rear garden. An attractive front aspect Kitchen is fitted with a range of white eye-level and base units, complementary worktops over, integral oven and hob and Butler style sink unit - modern Mosaic tiling has been used along with courtesy lighting. Leaded light windows look out to the front of the property and a door opens to the side patio. The Living Room is double aspect with two sets of sliding doors, allowing natural light to flood through. There is an open brick fireplace to one wall and steps lead down into the and spacious Dining Room. Throughout the living areas, ornamental beams have been used for additional character.



Exterior

The Rear Garden has been lovingly tended and maintained over the years and has many areas of interest with planters, mature shrubs, trees and borders. There are two patio areas and a most attractive covered seating area on a raised terrace, there is also a timber shed for storage. A Detached Garage is located to the side of the property. To the rear of the Garage, is a separate room with double doors that would make an ideal Store or Home Office. A wooden gate leads out onto the Driveway.

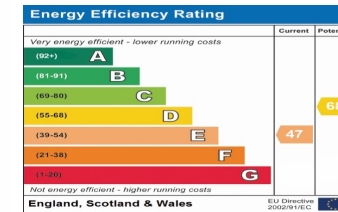
Situation: Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Elizabeth Line and GWR) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

Directions: From the offices of **Simmons & Sons** of Marlow proceed out of Marlow along Spittal Street and at the mini-roundabout turn left into Dean Street and proceed towards Lane End. Take the second turning on the right into Seymour Park Road, followed by the first turning on the left into Barnhill Road. Barnhill Gardens is then the first turning on the right hand side and the property can be found at the far end of the cul-de-sac. A representative of Simmons & Sons will meet you at the property.



Council Tax/Wycombe

Tax Band F



Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

* Purchasers are advised to check with schools directly regarding catchment criteria.

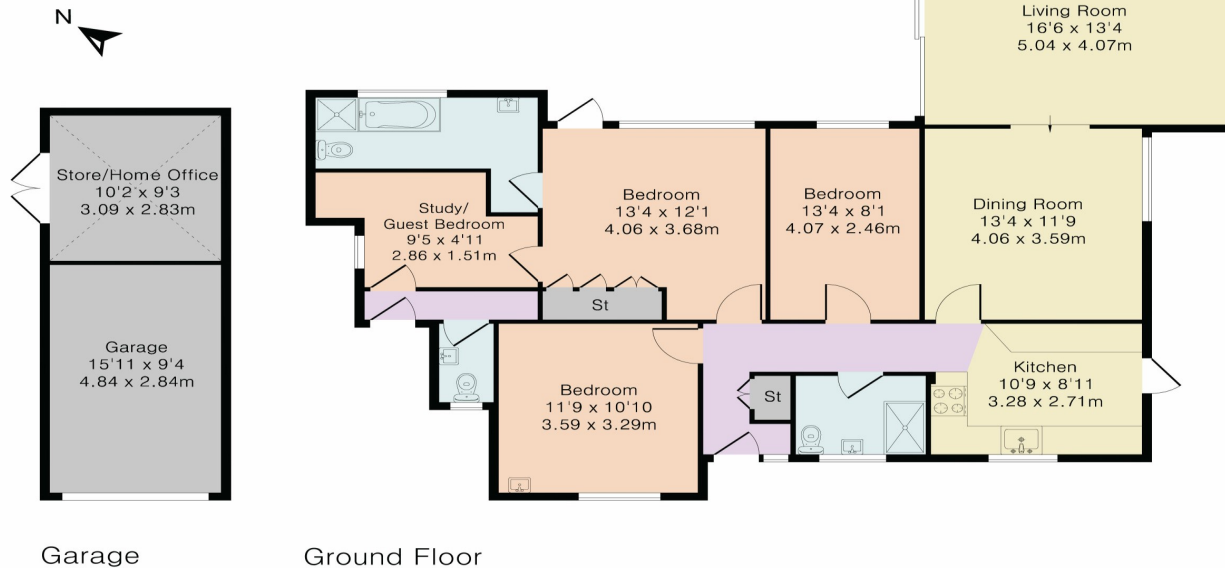
VIEWINGS - Strictly by appointment with:

Simmons & Sons

T: 01628 484353

E: sales@simmonsandsons.com

Approximate Gross Internal Area 1445 sq ft – 135 sq m
Ground Floor Area 1201 sq ft – 112 sq m
Garage Area 244 sq ft – 23 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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